

ADDRESS: 325 S 2ND ST

Proposal: Cut new window opening at side; replace rear window

Review Requested: Final Approval

Owner: Meredith Rockwell and Brian Goldberg

Applicant: Matthew Blank, Orion General Contractors, Inc.

History: 1965; Penn's Landing Square

Individual Designation: None

District Designation: Society Hill Historic District, Contributing, 3/10/1999

Staff Contact: Laura DiPasquale, laura.dipasquale@phila.gov, 215-686-7660

BACKGROUND:

The building at 325 S. 2nd Street, constructed in 1965, is a Contributing building in the Society Hill Historic District, the significance of which includes the Redevelopment Era and its associated mid-twentieth century buildings.

Located at the corner of S. 2nd Street and Delancey Street, the building is one of two end units that bookend a row of houses that face S. 2nd Street between Delancey and Pine Streets. While the front elevations of the whole block and the rears of the mid-block units are uniform in appearance, the side and rear elevations of the two end units differ in massing and fenestration.

This application proposes to cut a single casement window at the second-floor of the side elevation of the property in order to allow for light into and egress out of a new interior room. The proposed window would align in height with the front 2nd-floor windows, but as currently shown, would be slightly offset from the 3rd floor windows. The staff suggests that the applicants align one edge of the new window with the 3rd-floor window, to be in keeping with the alignment of other fenestration on the building. The application also proposes to replace an existing window at the rear.

SCOPE OF WORK:

- Side Elevation:
 - Cut opening and install single casement window at 2nd floor
- Rear Elevation:
 - Replace existing 2nd-story window with two-pane slider over awning

STANDARDS FOR REVIEW:

The Secretary of the Interior's Standards for the Treatment of Historic Properties and Guidelines include:

- *Standard 9: New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.*
 - While this application proposes to remove some original exterior brick, the modification is minimal and does not destroy character-defining materials. The proposed window is differentiated from the old, but is compatible with the overall design of the property.
- *Windows Guideline | Recommended: Adding new window openings on rear or other secondary, less visible elevations, if required by a new use. The new openings and the windows in them should be compatible with the overall design of the building, but, in most cases, not duplicate the historic fenestration.*

- *Windows Guideline | Not Recommended: Changing the number, location, size, or glazing pattern of windows on primary or highly-visible elevations which will alter the historic character of the building; Cutting new openings on character-defining elevations or cutting new openings that damage or destroy significant features.*
 - While this application proposes to install a new window on a street-facing elevation, it is a secondary elevation, and the new window is minimal, is compatible with the overall design of the building, and does not destroy any significant features of the building.

STAFF RECOMMENDATION: Approval, provided one edge of the new window aligns with an edge of the 3rd-floor side window, pursuant to Standard 9 and the Windows Guidelines.

MAPS & IMAGES:



Figure 1: Top, view of 325 S 2nd Street from the corner of Delancey and S 2nd Street. Bottom, view of the other corner of property, from Pine Street and S 2nd Street.



Figure 2: top, the side and rear elevations of 325 S 2nd Street, from Delancey Street. Bottom, view of the side and rear of 339 S 2nd Street, the other corner unit of Penn's Landing Square, from Pine Street.

APPLICATION FOR BUILDING PERMIT		 CITY OF PHILADELPHIA DEPARTMENT OF LICENSES AND INSPECTIONS MUNICIPAL SERVICES BUILDING - CONCOURSE 1401 JOHN F. KENNEDY BOULEVARD PHILADELPHIA, PA 19102 For more information visit us at www.phila.gov	
APPLICATION # _____ (Please complete all information below and print clearly)			
ADDRESS OF PROPOSED CONSTRUCTION 325 S 2nd Street, Philadelphia, 19106			
APPLICANT: Orion General Contractors, Inc. COMPANY NAME: Orion General Contractors, Inc. PHONE # 610-649-4545 FAX # _____ PROPERTY OWNER'S NAME: Meredith Rockwell and Brian Goldberg PHONE # _____ FAX # _____ ARCHITECT / ENGINEER IN RESPONSIBLE CHARGE: John McCormick ARCHITECT / ENGINEERING FIRM: Structural Design Associates, Inc. PHONE # 610-458-4470 FAX # _____		APPLICANT'S ADDRESS: 100 Cricket Ave Ardmore, PA 19003 LICENSE # 26896 E-MAIL: mblank@oriongc.com PROPERTY OWNER'S ADDRESS: 325 S 2nd Street Philadelphia, PA 19106 ARCHITECT / ENGINEERING FIRM ADDRESS: 533 W. Uwchlan Ave. #201 Downingtown, PA 19335 LICENSE # PE073224 E-MAIL: john@structuraldesignassociates.com	
CONTRACTOR: Orion General Contractors, Inc. CONTRACTING COMPANY: Orion General Contractors, Inc. PHONE # 610-649-4545 FAX # _____		CONTRACTING COMPANY ADDRESS: 100 Cricket Ave Ardmore, PA 19003 LICENSE # 26896 E-MAIL: mblank@oriongc.com	
USE OF BUILDING / SPACE: Residential		ESTIMATED COST OF WORK \$ 40,000.00	
BRIEF DESCRIPTION OF WORK: Divide an existing bedroom in to two rooms. Add a window of the side of the house to create egress in the new bedroom. Finish interior walls with drywall, trim, and paint. Add new closets in each bedroom. Egress is existing in the original bedroom. 			
TOTAL AREA UNDERGOING CONSTRUCTION: 200 square feet			
COMPLETE THESE ITEMS IF APPLICABLE TO THIS APPLICATION: # OF NEW SPRINKLER HEADS (suppression system permits only): _____ LOCATION OF SPRINKLERS: _____ # OF NEW REGISTERS / DIFFUSERS (hvac / ductwork permits only): _____ LOCATION OF STANDPIPES: _____ IS THIS APPLICATION IN RESPONSE TO A VIOLATION? ☒ YES ☐ NO VIOLATION #: _____			
All provisions of the building code and other City ordinances will be complied with, whether specified herein or not. Plans approved by the Department form a part of this application. I hereby certify that the statements contained herein are true and correct to the best of my knowledge and belief. I further certify that I am authorized by the owner to make the foregoing application, and that, before I accept my permit for which this application is made, the owner shall be made aware of all conditions of the permit. I understand that if I knowingly make any false statement herein I am subject to such penalties as may be prescribed by law or ordinance.			
APPLICANT'S SIGNATURE _____		DATE: ____ / ____ / ____	



100 Cricket Avenue
Ardmore, PA 19003
610-649-4545
www.oriongc.com

Builders / Remodelers
PA Home Improvement Contractor 005533

Attn: Philadelphia Historical Commission

1515 Arch Street, 13th Floor

Philadelphia, PA 19102

Dear Sir or Ma'am,

Enclosed please find the submission package for review of proposed work at 325 S. 2nd Street. The scope of work includes the addition of a new window and replacement of a second. The new proposed window is in coordination with interior work to create a new bedroom. The window will be needed to meet egress requirements. The replacement window in the rear of the house is for a safety issue but not required by code. This window will match an existing window exactly.

The owners are Brian Goldberg and Meredith Rockwell.

Please feel free to contact me with any additional questions.

Thanks,

Matthew Blank

mblank@oriongc.com | www.oriongc.com

610-649-4545 office | 215-801-4249 cell

Orion General Contractors, Inc.

100 Cricket Ave., Ardmore PA 19003

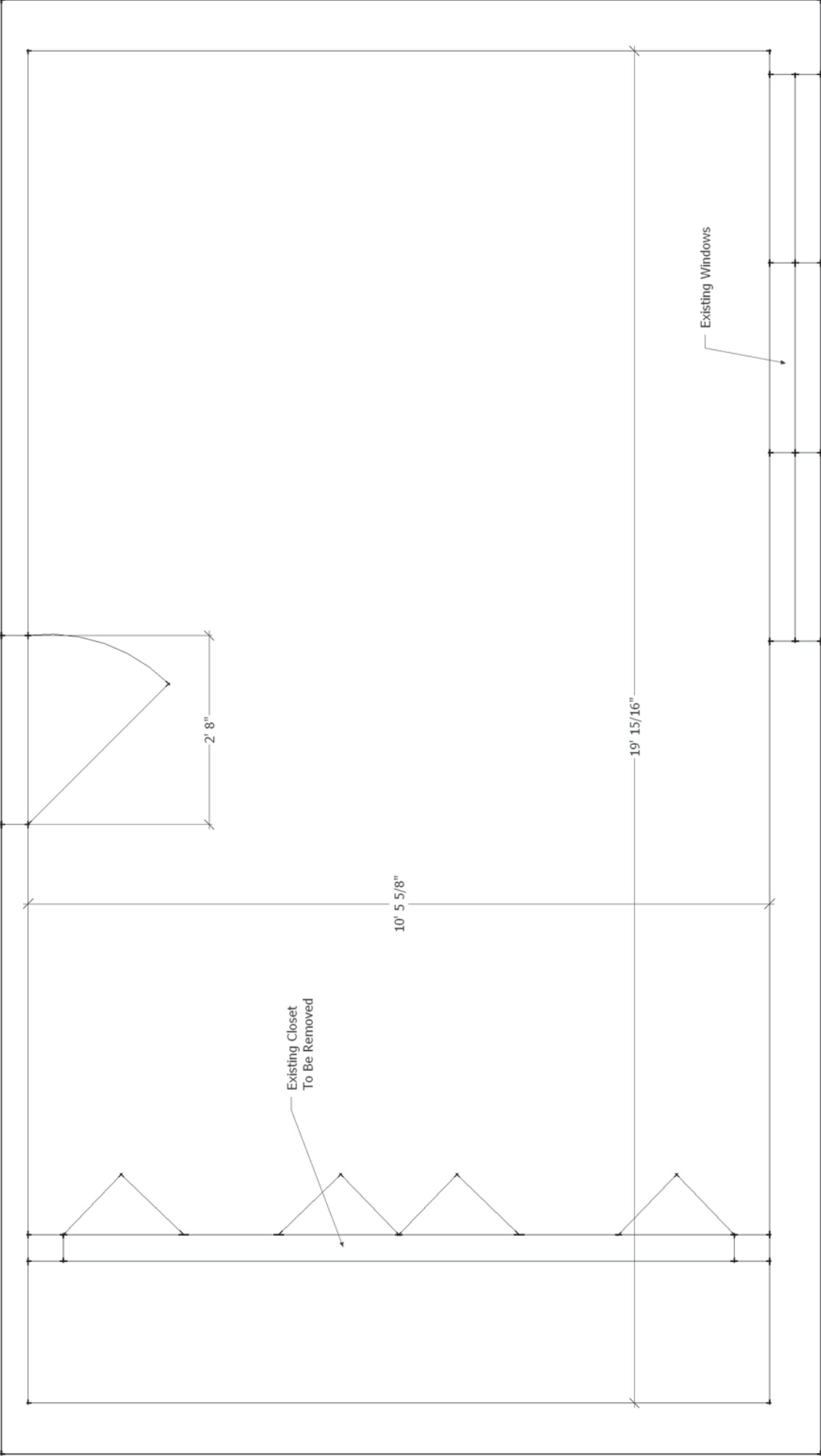


Top and bottom of
new window to align
with existing window
on front of the
house.

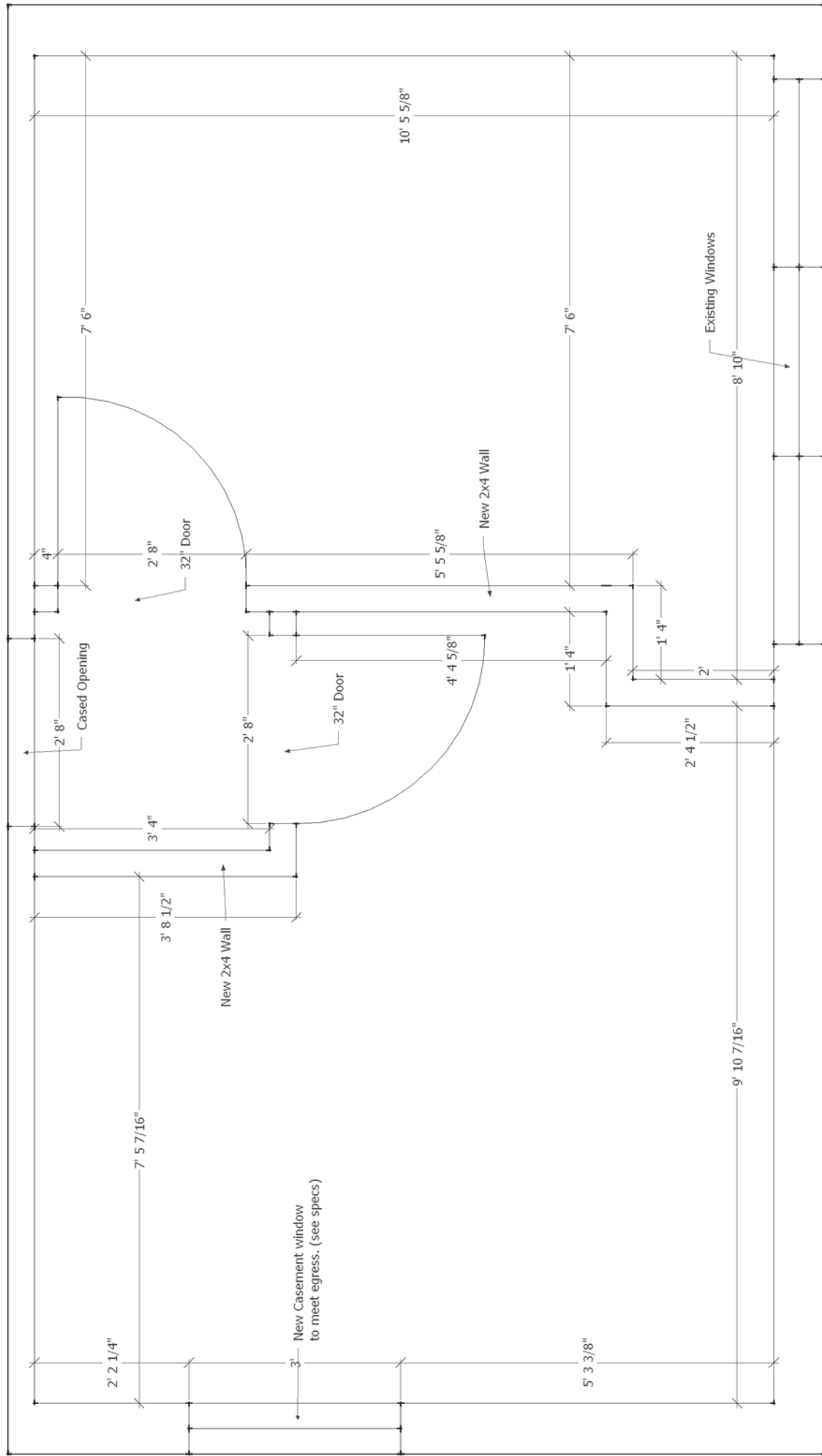




Replace window in
existing opening.
See "glider" cut
sheet.

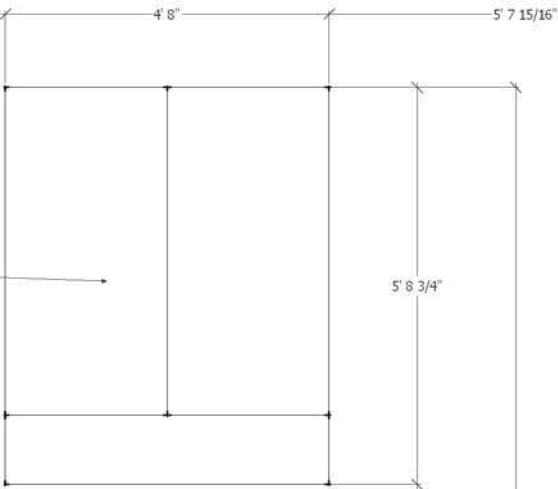


Proposed Plan

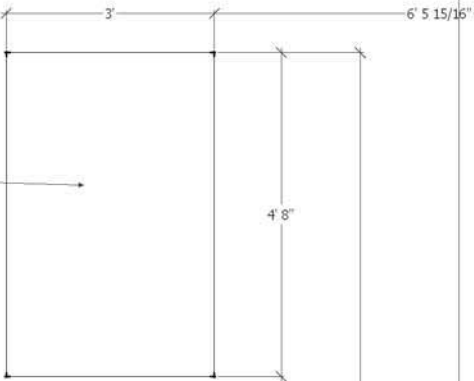


325 S 2nd Street
Philadelphia, Pa 19106

Existing Glider
w/fixed bottom transom



New Proposed Casement
To Meet Egress

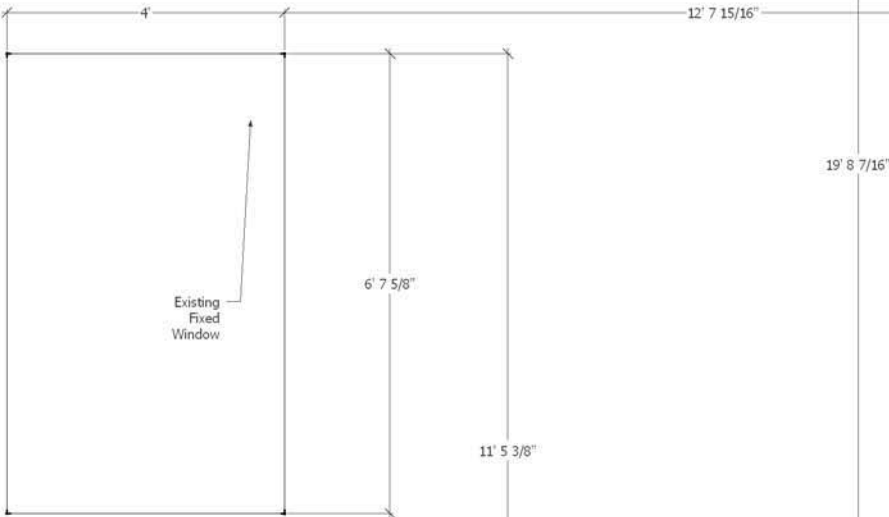


Brick detail and sink
around window to
match existing
windows.

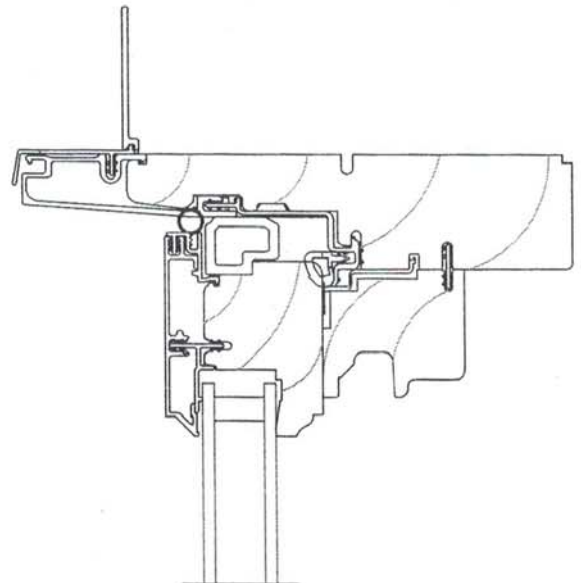
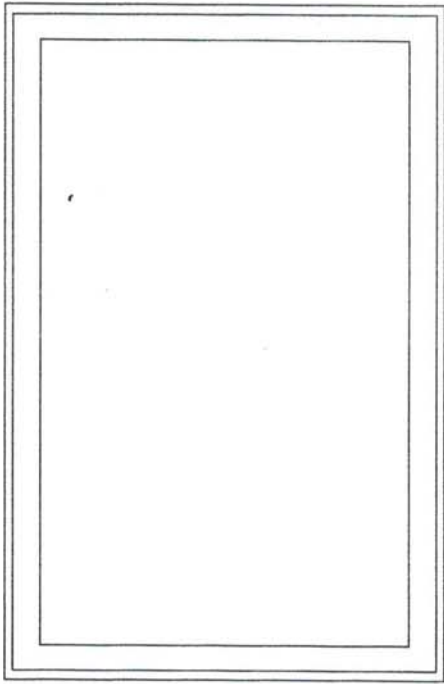
29' 1"

27' 1/4"

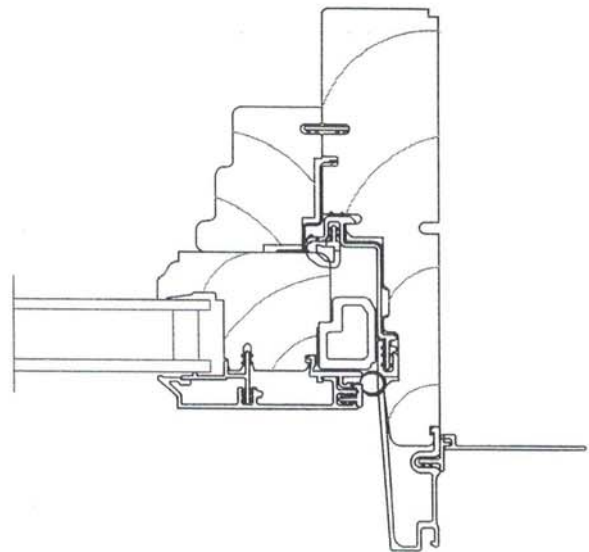
Existing
Fixed
Window



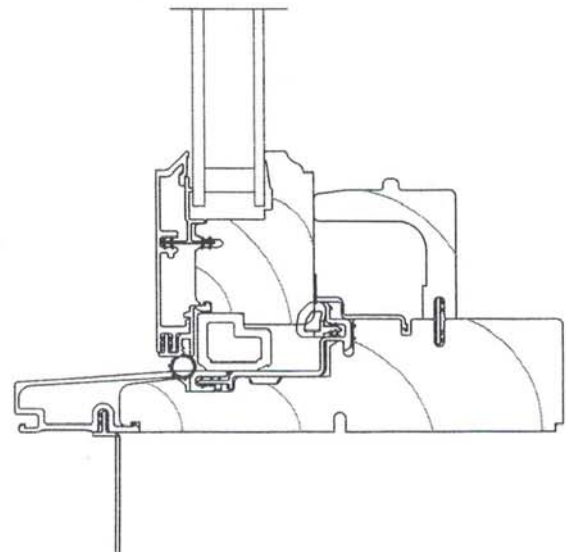
19' 8 7/16"



01 - HEAD



01 - JAMB



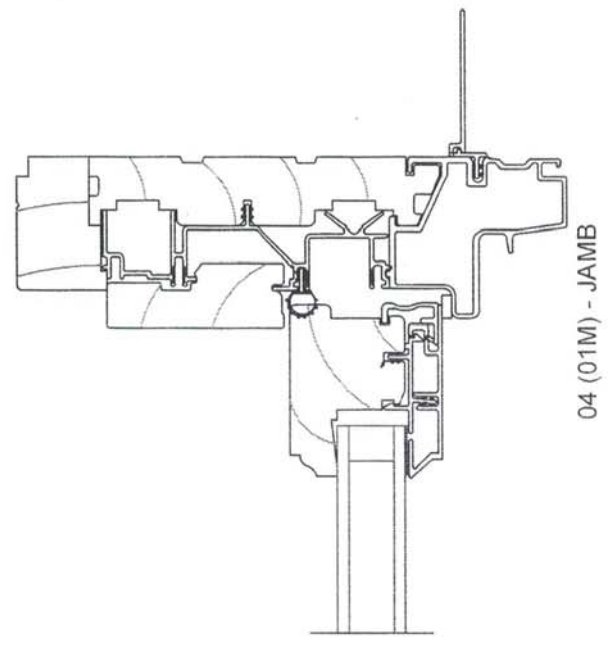
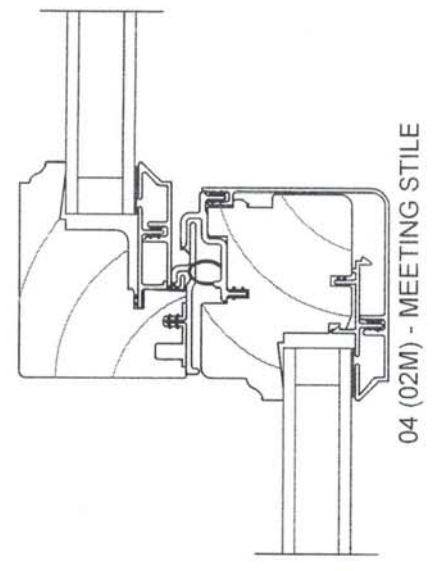
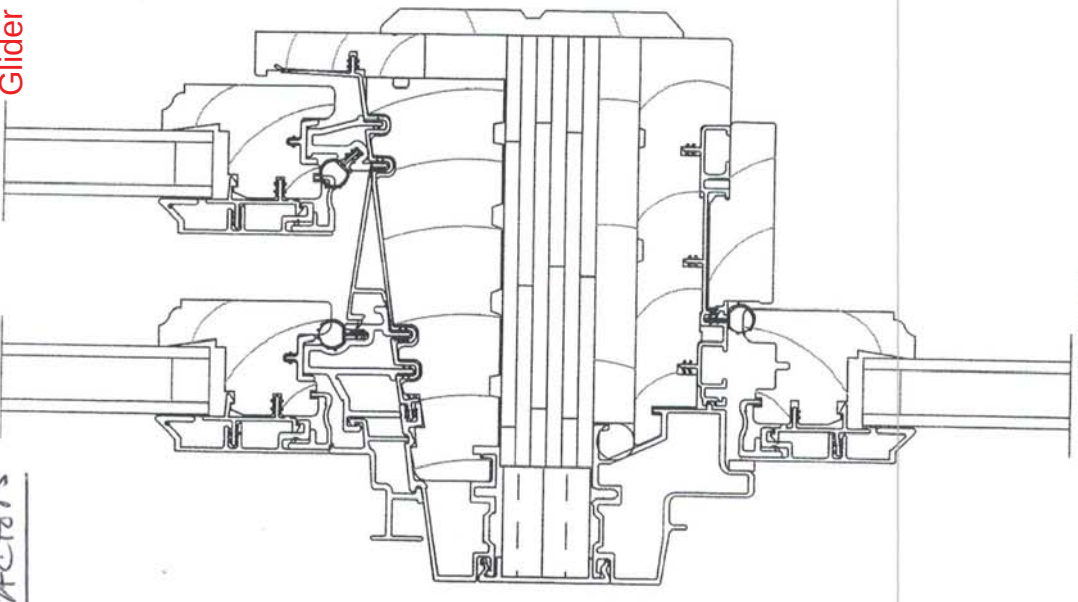
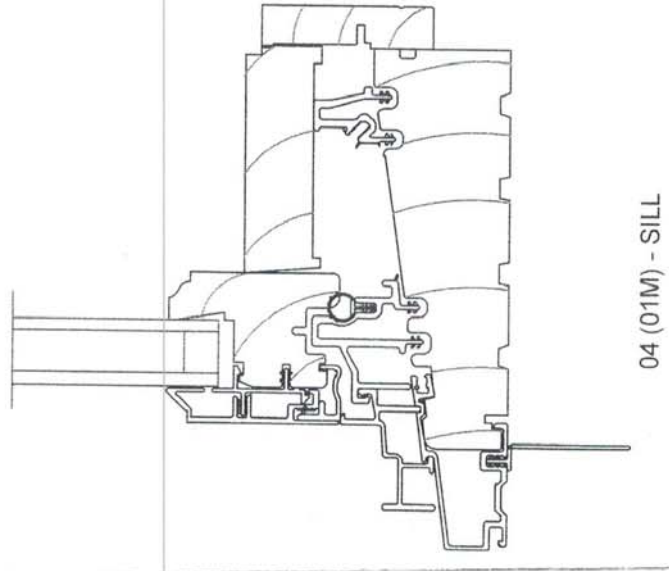
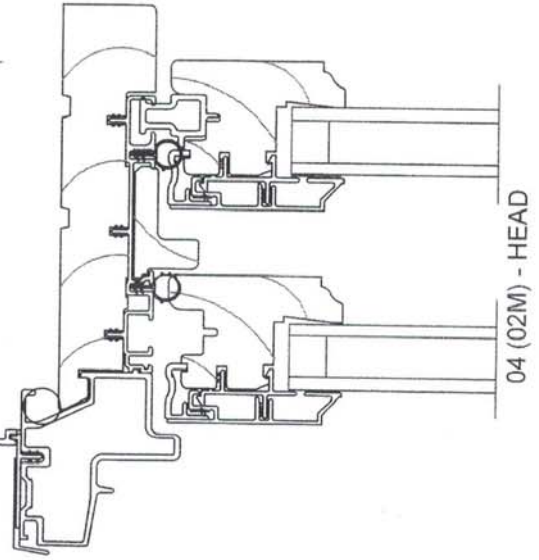
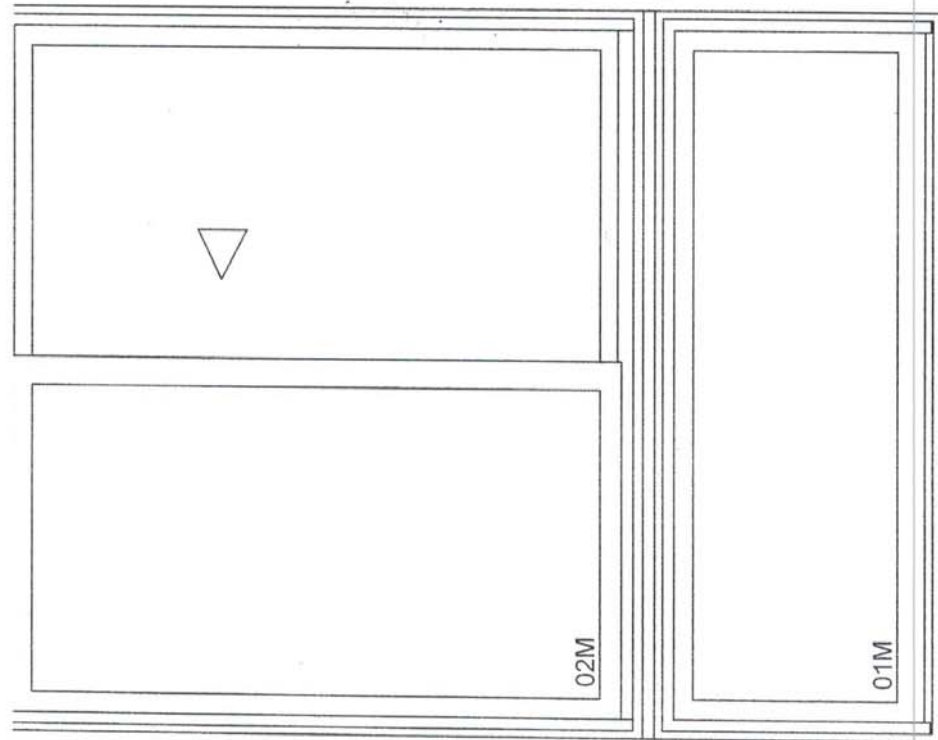
01 - SILL

OMON General Contractors
Rockwell

Orion General Contractors

Rockwell

Glider

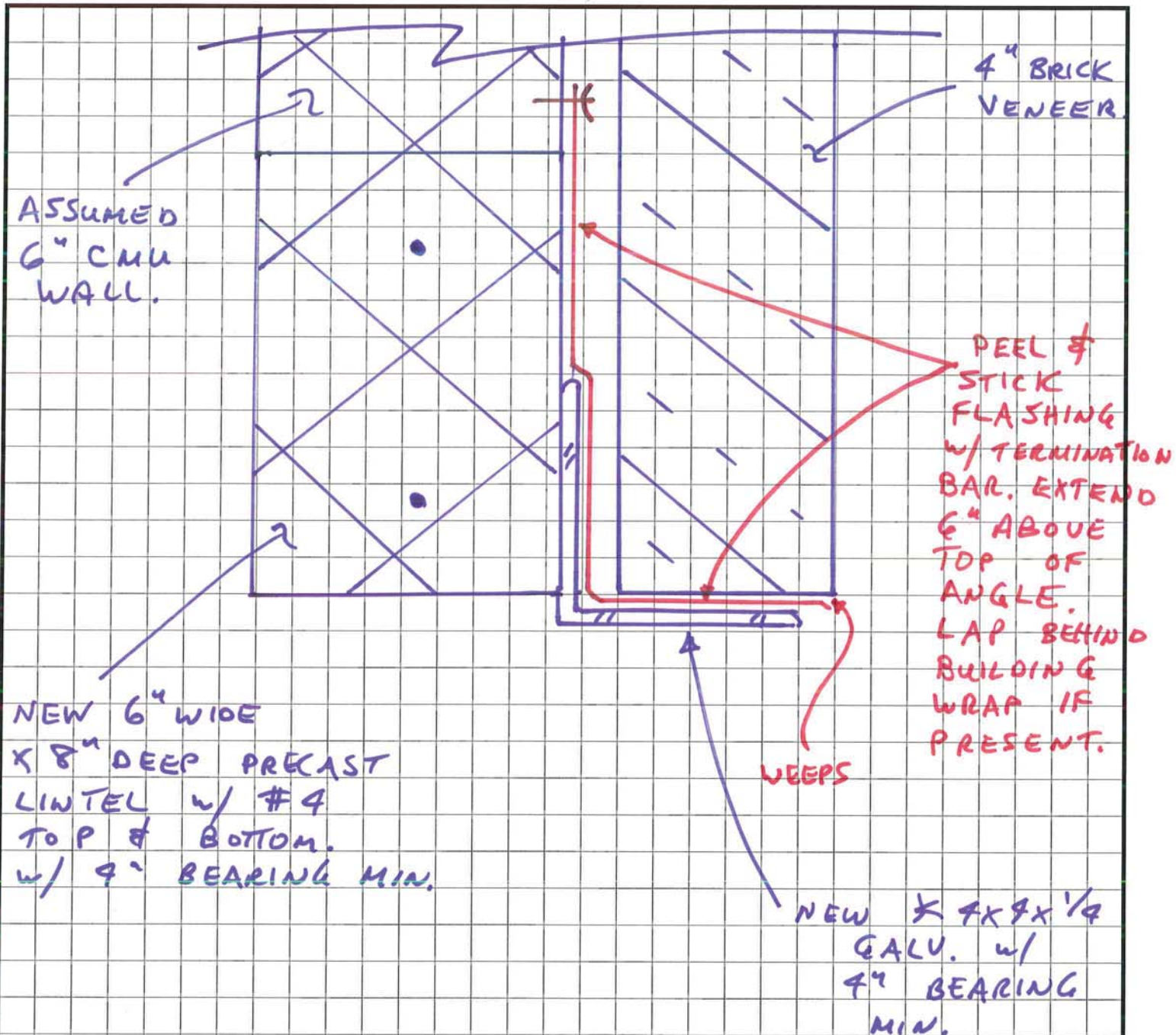




SDA
Structural Design
Associates, Inc.

533 W Uwchlan Ave., Ste. 201 • Downingtown, PA 19335
Phone: 610-458-4470 Fax: 610-458-4471

JOB 325 S. 2ND ST
SHEET NO. 1 OF 1
CALCULATED BY JM DATE 6-26-2019
CHECKED BY _____ DATE _____
SCALE _____



NEW ±36" WINDOW SECTION